

What is a Conservation Area?

The statutory definition of a conservation area is 'an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance'

Yorkshire Dales National Park Authority has a duty to designate areas that, after research and analysis, it considers are of special architectural and historic interest. At this time in the National Park, there are 36 designated conservation areas, some covering features other than domestic settlements such as; the Settle to Carlisle Railway Line, Craven Lime Works at Langcliffe, Bolton Abbey, and the Farfield Mill complex, as well as villages such as; Castle Bolton, Appletreewick, Buckden, Sedbergh, and Gayle.

It is the quality of the architecture, visual character and historic interest of these areas that makes them special and worthy of conservation. In making the assessment of an area, many factors are considered in determining its character and quality including:

- The historic layout of property boundaries and thoroughfares
- The inter-relationship of buildings and spaces
- The mix of building and land use
- The architectural quality of individual buildings either grand such as Literary Institutes, chapels or churches, castles and country houses, or vernacular such as workers cottages, farmhouses, watermills and barns
- The composition of building groups such as terraces, shops, farm complexes, almshouses or industrial complexes (such as mills)
- Vistas into, from, through and around the area under consideration
- The interaction of the natural and the built environment
- The age and social history of the area and its buildings
- The use of materials in buildings, boundaries, paths and open areas

In the execution of its duties as a Planning Authority, The National Park Authority is required to pay special attention to the character and appearance of its conservation areas when considering applications for planning permission. Furthermore, special planning controls exist in conservation areas. The majority of these extra controls are already active within an area designated as a National Park, however the last two

mentioned below are additional to the controls resulting from National Park designation.

The main controls relate to:

- The size of an extension to a dwelling that can be constructed without the need for planning permission
- The size of a building in a garden that can be constructed without the need for planning permission
- Works to the roof of a dwelling
- What can be demolished without obtaining Conservation Area Consent
- Works to trees, notice of intention must be given to the Authority six weeks prior to the work being carried out

In order to support this planning function, the Yorkshire Dales National Park Authority is carrying out a review of its currently designated conservation areas and producing Supplementary Planning Guidance in the form of *Conservation Area Character Statements*.

The Town and Country Planning General Permitted Development Order 1995 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called “permitted development”. These rights do not apply to Listed Buildings, which are covered by separate legislation.

Where Conservation Areas are under threat from continuing change and development allowed under permitted development rights, the National Park Authority have the authority to impose an Article 4(2) Direction by which it is possible to remove certain specified types of “permitted development”. Such a direction is made without recourse to the Secretary of State for Culture, Media and Sport.

There is also an Article 4(2) Direction of the Town and Country Planning (General Permitted Development) Order 1995 which can be applied to selected buildings, streets or areas within a Conservation Area. The Article 4(2) Direction is restricted to ‘relevant locations’ around a building. A relevant location is one fronting a highway, waterway or open space. An Article 4(2) Direction requires an application for planning permission for the following work:

- For the enlargement, improvement, or other alteration of a dwelling house where it fronts a relevant location.
- An alteration to the roof of a dwelling house where it fronts a relevant location.
- Erection or construction of a porch outside any external door of a dwelling house fronting a relevant location.
- Provision within the curtilage of a dwelling house or any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance improvement or other alteration of such a building or enclosure where the building or enclosure swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained improved or altered would front a relevant location.
- Provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house where the hard surface would front a relevant location.
- Installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house where the part of the building or other structure on which the satellite antenna is to be installed altered or replaced fronts a relevant location.
- Erection, construction, maintenance, improvement, or alteration of a gate, fence, wall or other means of enclosure where it is within the curtilage of a dwelling house and fronts a relevant location.
- Painting of a dwelling house, or any building or enclosure within the curtilage of a dwelling house where it fronts a relevant location.
- Demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house, where they front a relevant location.

At this time the National Park Authority have authorised two Article 4(2) Directions, covering the Settle to Carlisle Railway Line Conservation Area, and the Conservation Area of Castle Bolton. *To find out exactly which properties or streets are covered contact a member of the Built Heritage Section.*

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